

Regeneration of the Lakes Estate



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& Regeneration

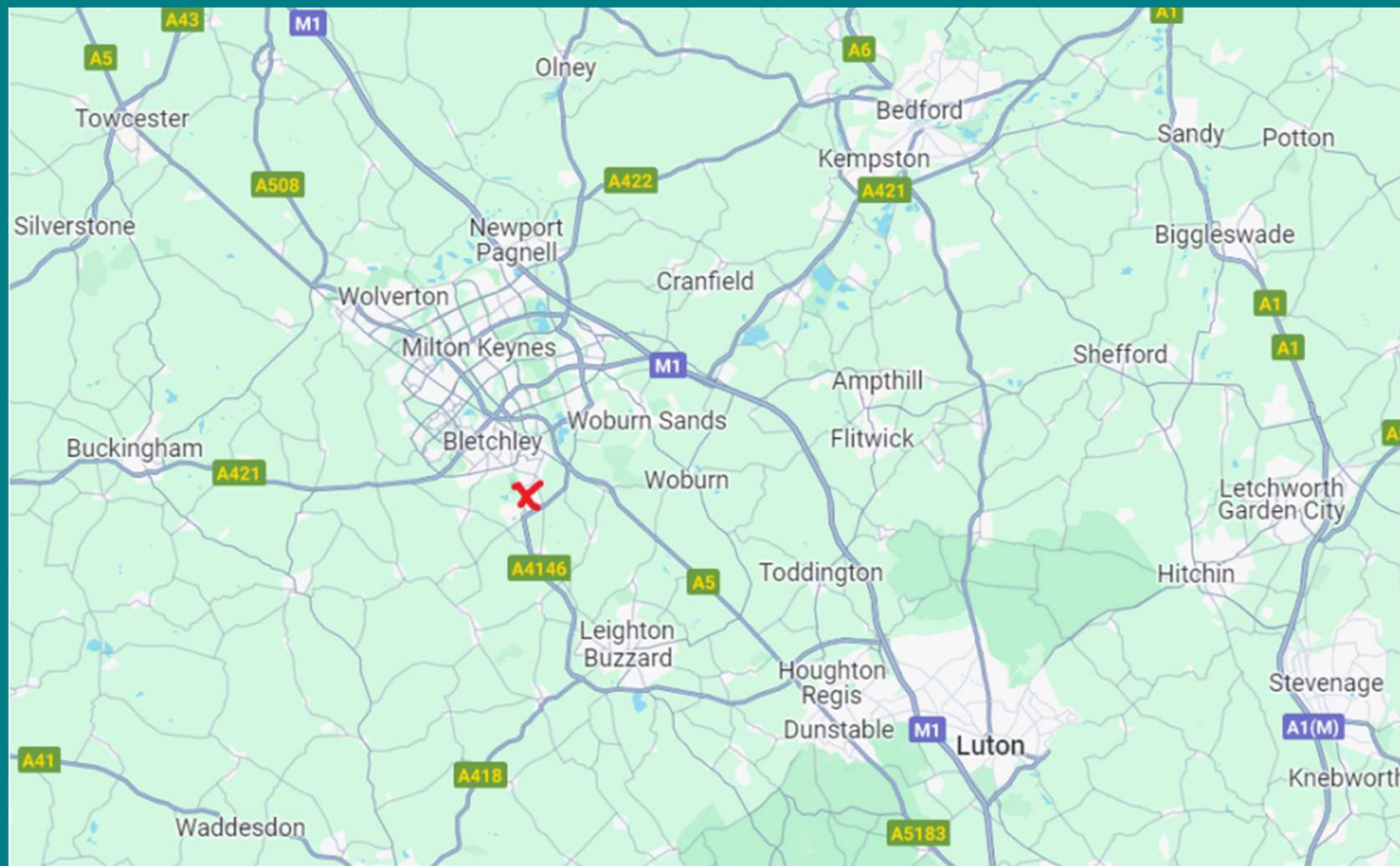
Milton Keynes City Council

- Stock holding – circa 13,750 homes (11,300 gen needs)
- New Council build – slow and steady (30 – 40 p.a. since 2020)
- Right to buy sales - steady
- YourMK (2015 – 2020)
- MK had 3,000 new build completions in total 22/23

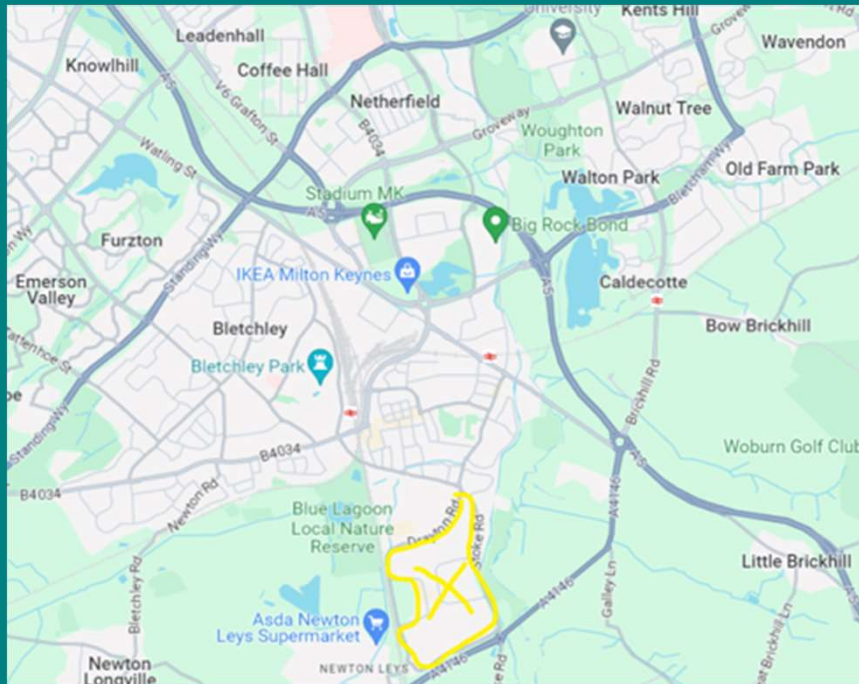
Challenges

- Current issues as with most councils:
 - Homelessness & Rough sleeping, TA (over 1000 families)
 - Levels on the housing register
 - Pressure on the Housing Revenue Account (HRA)
- Level of investment required to maintain the existing stock in MK (effectively all ageing at the same time)
- Some stock unviable to maintain – 2 tower blocks already demolished with several more lower level blocks to be demolished within next 12-48 months
- Current market factors not allowing for replacement homes

Milton Keynes & Bletchley



The Lakes – Location



Physical barriers surround the area:

- * West Coast Mainline to the west
- * Grand Union Canal to the east
- * A4146 to the south
- * Industrial estate to the north-west









The Lakes Estate: Estate Issues

- 50yrs after completion 1 of 10 most deprived areas in England according to IMD 2015 (Crime, Income & Health)
- Aging population, drop in school aged children
- < half own homes, 13% rent privately and 31% rent from MKCC
- 14% lone parents (double the MK average)
- Larger families (5 generations in 1 house)
- Lower level of educational attainment, 30.6% YP no qualifications
- 38.5% don't own a car



Serpentine Court

Serpentine Court

- 6 storey flat block, inward facing and overlooking a shop parade
- Smaller blocks built north and south
- Reinforced concrete slabs with brickwork, concrete exposed on balconies and walkways
- Open walkways and communal stairs link blocks
- Level differences in the block managed with ramps and steps

Serpentine Court

- 220 units, 195 residential
- Previously had a nursery and Youth Club, Town Council Resource Centre, Church run a drop-in centre with internet café, 2 food stores, pharmacy, post office, bakery, take away and pub
- Lower school and upper school alongside

Serpentine Court: Basic Design Issues

- Ramps and steps mean Disability Discrimination Access is poor, ramps do not help wheelchair or pushchair users nor visually impaired
- Walkways are narrow and difficult to pass and insufficient to turn
- Limited parking for disabled users
- Poor layout of communal areas and lack of compliance with DDA means improvements required but costs high

Serpentine Court: Basic Design Issues

- Ground floor flats bathrooms / wc have ventilation through the fire wall and into the internal garages
- Cold bridging in ceilings where the balcony above starts
- Balconies form roof of lounges
- Timber stairs with external bin stores under the first rise – fire hazard
- Balcony drainage is from one balcony onto another
- Communal heating originally designed with blown air

Regeneration (since 2009)

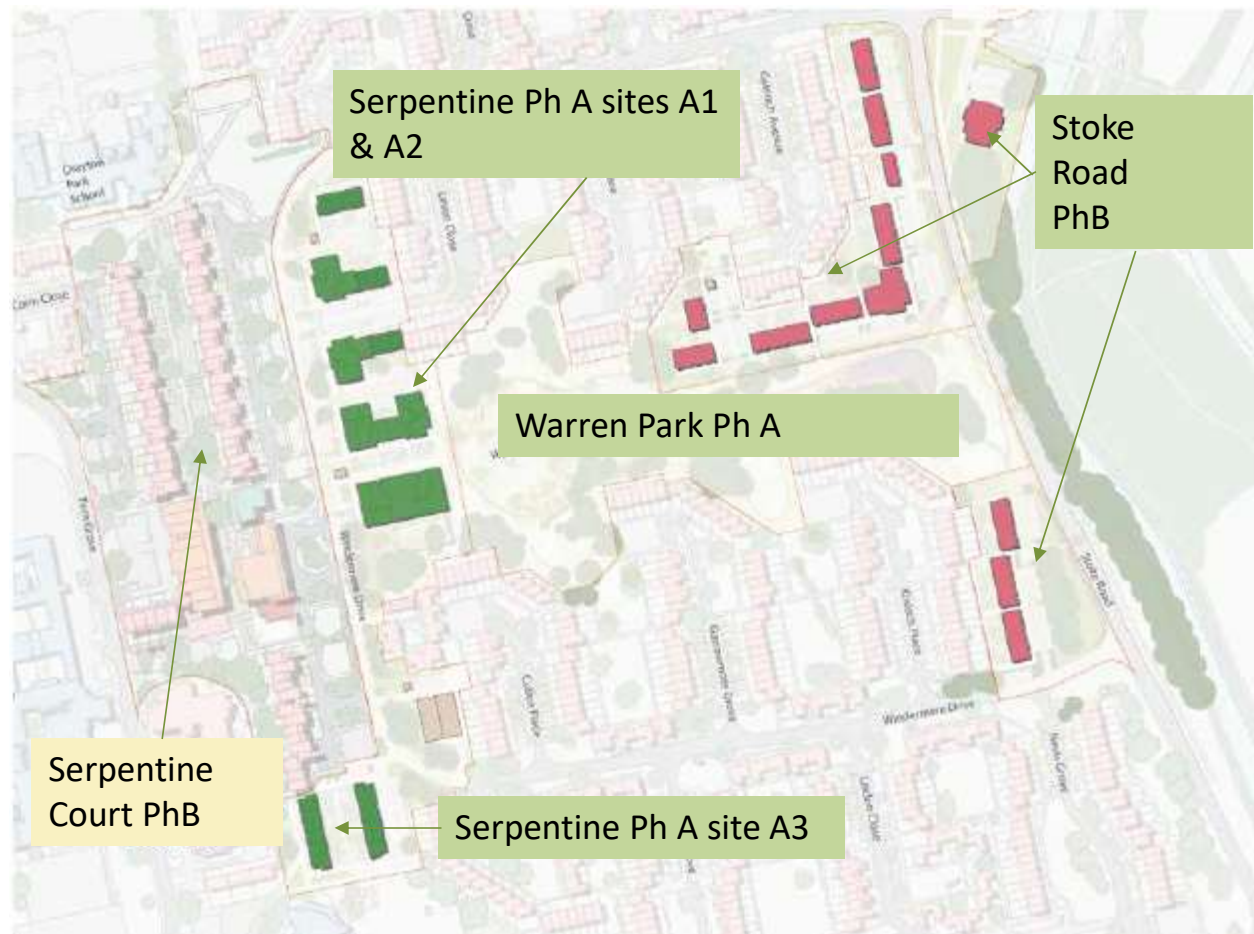
Date	Stage
2009	Estimates undertaken to bring homes up to decent homes standard – highlighted issues with concrete frame
2017	Report estimates for refurbishment and 60 year maintenance were unviable
2018	Residents' Ballot undertaken (93% in favour of full redevelopment – 85% turnout)
March 2020	Hybrid planning application submitted – Full planning for Phase A and outline for B
Oct 2020	Planning consent received
March 2022	Planning permission received
August 2022	2 stage tender for preferred contractor commenced using the PAGABO framework
Jan 2023	GRAHAM Construction appointed under a PCSA for Phase A
Dec 2023	GRAHAM Construction appointed as the main contractor for Phase A
Jan 2024	Start-on-site commenced for Phase A

Hybrid Planning Permission

- Full Consent:
 - Phase A – 308 dwellings, 160sqm flexible retail space, 613sqm community hub, 220 sqm light industrial, 200sqm nursery and an energy centre
- Outline Consent:
 - 217 dwellings, 64 extra care homes, 756sqm flexible retail, associated landscaping and the demolition of Serpentine Court

The Plan: Revised Phase A

- 183 new build council homes (112 flats / 71 houses) over 5 sites
- Space for a new community facilities, retail units and improved public realm
- 1 to 5 bed flats and houses (mostly M4(2) and M4(3))
- EPCs $\geq$ B: Air Source Heat pumps & photovoltaic roof panels
- All sites to be constructed at the same time, with overall contract detailing sectional completion dates.



Phasing

Work undertaken to date

- Active local residents group established, (the Serpentine Court Steering Group) and funded an Independent Tenants' advisor from TPAS, selected by the group
- Planning permission for full regeneration secured
- Construction contractor appointed
- Wider professional team appointed in support of MKCC
- 4 'pocket parks' and local estate improvements brought forward ahead of the main contract including a new toucan crossing and extending the existing cycle path to connect the Lakes to central Bletchley.
- Internal approvals secured including full budget required
- HE funding secured



Issues and Complications

- Time delays
- Rising costs – interest rates, inflation, materials etc
- Pressure on the HRA
- Over promises
- Existing businesses – partially leading to a reduced number of units in Phase A
- Securing additional grant to help deliver the units
- Understanding the mix and need of secure tenants, those in temp accommodation and leaseholders
- Continuing to maintain Serpentine Court to expected standards
- Building in and around residents
- Abnormals



The Plan – Phase B

- Demolish Serpentine Court 
- Work to progress the delivery of the remaining 406 homes and additional retail units by;
 - Gaining a further understanding of the overall viability
 - Potentially disposing of the site
 - Potentially working in partnership with a development partner

Non-physical Regeneration

- Led by MKCC alongside LERF, SCSG and LOLRA
- Prioritises health and wellbeing, repairs and cost of living crisis
 - Health and Wellbeing event
 - 'Bike Doctor events' providing free bicycle repairs
 - Money Saving Master Classes
 - Waste amnesty days
 - Jobs clubs and meet the employer events
 - Warm spaces / movie Mondays
 - Food larder
- Social value and More4MK is written into the main contract





The Lakes Estate – 2026